

Minutes of the Zoning Board of Appeals Meeting of October 16, 2014 -6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman  
Earl Bloam  
Wally Parker  
Dean Bredenbeck

ABSENT: Jeanne Hartman  
Barbara Stanton

ALSO PRESENT: JoAnn Haig, Acting Secretary  
David Kulcsar, Acting Building Commissioner

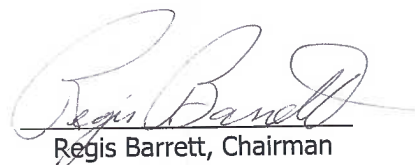
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present: Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Absent: Jeanne Hartman.

A motion was made by Dean Bredenbeck, second by Earl Bloam to approve the minutes from July 17, 2014. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Dean Bredenbeck. Abstain: Wally Parker.**

Chairman Barrett: A request from Burt Edwards from ARL Transport for a 20 foot parking setback variance, with a 20 foot minimum requirement located at 8215 Clinton Road. Section 1125.03 (c) P.P. # 431-14-002, 431-14-003, 431-14-004, 431-14-042. A request from Burt Edwards from ARL Transport for an un-determined percentage of minimum lawn and landscape are variance (currently appears to be exceeded) 25% of the lot area required located at 8215 Clinton Road. Section 1125.03 (b): A request from Burt Edwards from ARL Transport for a 39 foot maximum width of access drive variance. 75 foot proposed; 36 foot maximum allowed located at 8215 Clinton Road. Section 1129.02 (k). Burt Edwards: Would like to change the existing area that has grass to concrete. Earl Bloam: Why do you need the additional parking? There is plenty of room to park in the back. Mr. Edwards: I also have 40 tractor trailers. Employees have to walk around the building and with the additional concreted area the access to the building will be easier. Dean Bredenbeck: Does this represent the likely amount of cars? Mr. Edwards: There are 5 to 6 cars parked in the area. I have 47 employees. Earl Bloam: There was discussion of the drawings that were presented. The vehicles parked will need to back out onto Clinton Road in order to exit the property. This is a safety hazard. Mr. Edwards: I run a warehouse with 20-30 trucks a day. The trucks back in off of the road into the warehouse. There was discussion of making the parking spaces wider and the zoning code. Mr. Edwards: This is similar to the parking on Ridge Road. Chairman Barrett: Most of the businesses on Ridge Road are grandfathered in. There was discussion regarding the various areas of the building and the curb cuts. Wally Parker: All the buildings on Clinton Road have parking where the vehicles can pull out and they are not backing into traffic as you are proposing. This is a safety hazard. Assistant Building Commissioner Kulcsar: This plan does not show a striping plan. That is going to be required and that will need to meet the regulations. I would concentrate on the request at hand and have clearer plans which would show striping, curbs, wheel stops, and drainage. The Police Chief has the same concerns regarding vehicles backing out onto Clinton Road. Earl Bloam: As I am looking at the drawings, it would be beneficial if they had a one way entrance only and one way exit only. We want this proposal to be safe for your employees. Acting Building Commissioner Kulcsar: The plans that were presented this evening were inadequate. A new drawing will be required with the items I mentioned earlier to scale along with a handicap access parking space. Dean Bredenbeck: If a special meeting would be required, we would accommodate this. After further discussion a motion was made by Regis Barrett, second by Earl Bloam to table the request from ARL Transport for all three items. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Earl Bloam, second by Dean Bredenbeck to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

  
JoAnn Haig, Acting Secretary

  
Regis Barrett, Chairman